

# Memorandum



**Date:** July 10, 2007

Agenda Item No. 12B3

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

**Subject:** *Building Better Communities* (BBC) Bond Program Quarterly Status Report – Second Quarter  
FY-07 (January – March 2007)

The following report provides an update on our efforts related to the *Building Better Communities* General Obligation Bond (BBC) program, in accordance with Resolution No. R-595-05, which established the Administrative Rules for the BBC.

Progress continued over the past quarter in advancing the *Building Better Communities* program. To date, \$238 million of the first \$263.6 million bond sale (90%) is either in progress or completed, including approximately \$119 million in design and construction contracts approved for advertising or awarded, \$64 million in municipal agreements executed or in progress, \$44 million in County property acquisitions and \$11 million in not-for-profit grant agreements executed or in progress. Of the \$238 million, \$97 million (37% of the \$263.6 million) has been disbursed (See Attachment 1). The following is a brief update on the major components of the BBC program.

## County Departments

To date, approximately \$56 million in design contracts have been awarded or approved for advertisement for the design of projects such as the Perrine/Cutler Ridge Water and Sewer Improvements, Amelia Earhart Park Improvements, Commission District 10 Bikeways, Commission District 3 Local Parks (Rocky Creek, Claire Rosichan and Glenwood Parks), Vizcaya Restoration of Main House and Gardens, the New Animal Shelter, the Renovation and Expansion of Jackson South Community Hospital, the Krome Avenue Detention Center (Master Plan), the Pre-Trial Detention Center (40-year re-certification repairs), the Trail Glades Range Renovations, South-Dade Greenways and Trails, County-wide water and sewer enhancements and improvements at various parks.

Furthermore, approximately \$63 million in construction contracts have been awarded or approved for advertisement for significant projects such as the Black Point Marina-Phase 1, Belen Pump Stations, Sgt. Joseph DeLancy Park, the Matheson Hammock Park Roadway, Tamiami Park Renovations, South Miami Branch Library Renovations, Haulover Park Renovations and for much-needed County-wide infrastructure projects such as water and sewer improvements, drainage improvements, sidewalk installation and roadway resurfacing. An agenda item for the acceleration of \$18.7 million for the construction of Phase II of the MetroZoo Amazon and Beyond Exhibit was approved by the Board at their meeting of February 6, 2007.

Currently, 443 County department project sites are in various stages of development, with 410 (93%) being on schedule. The expiration of the Expedite Ordinance in January 2007 has begun to affect the pace at which BBC projects are implemented. A revised Expedite Ordinance prepared by the Office of Capital Improvements (OCI) was rejected by the Governmental Operations and Environment Committee at their meeting of May 15, 2007.

### Municipal Participation

Ninety-six agreements have been fully executed with municipalities for approximately \$63 million. An additional five municipal agreements with a value of approximately \$1 million are in the process of being executed. As part of the BBC Bond Program, the County is subject to arbitrage penalties for any funds not spent within three years after each respective bond sale. In order to avoid arbitrage penalties, it is in the County's best interest to implement projects and spend bond proceeds as quickly as possible. On January 25, 2007, the Board approved Resolution No. R-11-07 which allows for the disbursement of bond funds to municipalities of up to 90 percent of their BBC project allocation assuming that satisfactory progress has been accomplished and other conditions are met. This recommended change to the bond program will greatly assist in reducing the risk of arbitrage penalties in the future.

Some municipal projects that have been substantially completed include the purchase of property for South Miami Green Space Park, Palmetto Bay Coral Reef Park, Sunny Isles Beach Active Park, the 41<sup>st</sup> Street Bridge in Miami Beach, Miami Beach Fire Stations #2 and #4, North Miami Beach's Silverman Park, Hialeah Gardens' Bernie Wilson Park, Golden Beach Drainage Improvements and Hialeah's Wilde Park and Adult Center. Municipal projects currently in progress include the Grapeland Heights Water Park in the City of Miami, Miami Beach City Hall Renovations, North Miami Beach's Highland Sewer Project, North Bay Village's Force Main Project and Affordable Housing in the City of Hialeah, for which property has already been purchased.

### Not-for-Profit Participation (including Cultural Affairs Projects)

Four Not-for-Profit grant agreements for approximately \$8.5 million have been fully executed, including the Lyric Theater (\$1,500,000), the Richmond Naval Air Station Museum (\$350,000), the Cuban Museum (\$4,110,000) and Fairchild Tropical Gardens (\$2,500,000). Another three grant agreements with not-for-profits worth approximately \$2 million are in the process of being executed.

The Miami Art Museum (MAM) and the Miami Museum of Science (MOS) have initiated selections for their architects and engineers. County staff has been assisting the museums in this effort.

### Grant Funds

On October 6, 2006, 74 proposals were received in response to the BBC Not-for-Profit Community Based Organization Grant Fund (NFP) request for proposal process (RFP). OCI staff and an appointed Project Review Committee reviewed the proposals for compliance and merit and have made funding recommendations to the County Manager. We anticipate that the County Manager's recommendation will be presented to the BCC by the fourth quarter of FY06-07 for approval of the selected respondents. The BBC Citizens' Advisory Committee has asked this office to identify bond funds that can be added to the current years' allocation of \$2 million in order to fast-track this element of the Bond program.

The Dade Heritage Trust and the County's Office of Historic Preservation will work together on the implementation of the Historic Preservation Fund. Currently, staff is working on the administrative structure between the County and the Dade Heritage Trust to manage the fund. During the next quarter, an RFP for the Historic Preservation Fund will be prepared. This RFP is expected to be advertised in the fourth quarter of 2007.

The Economic Development Grant Fund (EDF) is targeted for the construction of public infrastructure improvements in areas which historically have not been able to attract new businesses due to the lack of infrastructure. The grant includes \$75 million for county-wide projects and \$15 million to be used in Targeted Urban Areas (TUAs). Eligible uses for the fund include public infrastructure projects such as roadway improvements, water and sewer expansions, fencing, sidewalks, entryways, lighting, handicap accessibility, acquisition of land or buildings and new construction and/or renovation of buildings. On January 25, 2007, the Board approved Resolution No. R-37-07 authorizing an Agreement of Purchase and

Sale with Poinciana Partners LLP, for an amount not to exceed \$23,542,114, for the acquisition of a 1,583-space parking garage constructed on Miami-Dade Empowerment Trust property known as the Poinciana Industrial Center (PIC) located at NW 24<sup>th</sup> Avenue and NW 75<sup>th</sup> Street. While the County has agreed with the developer to purchase the parking garage after it is completed, the agreement contains certain precedent conditions that must be met by the developer, including execution of space leases with tenants that will occupy the other buildings at the PIC and obtaining a final Certificate of Occupancy (CO) as evidence of completion of the garage. The scheduled completion date for the garage is January 2010.

An RFP/Application Package (RFP) for the Targeted Urban Areas component of the Economic Development Fund has been prepared by the Miami-Dade Urban Task Force (UTF). During this quarter, the package was submitted to the County Attorney's Office for review. The RFP will permit award recommendations up to a total of \$2.5 million. The UTF has also prepared a proposed list of names to comprise the review/selection committee for recommendation to the County Manager for approval. OCI will provide staff assistance to the UTF and assist in coordinating the RFP selection process.

### Acceleration of Projects

The Acceleration Procedure for BBC projects moves forward Board-authorized projects that are progressing at a faster pace than originally anticipated and shifts the associated funding from projects that are not progressing as scheduled. This process has allowed for funds to be allocated more efficiently, thereby resulting in projects reaching the community faster. The granting of acceleration requests has resulted in benefits to every commission district and we have been able to timely accommodate valid acceleration requests by utilizing an established evaluation process. Most importantly, these accelerations have not "de-funded" or delayed any project. Some of the more notable projects that have been accelerated along with their respective commission districts are listed below:

- Water and Sewer Improvements (District 1)
- Gwen Cherry Park Improvements, Poinciana Garage, Arcola Police Station, (District 2)
- Historic Hampton House (District 3),
- Joe Moretti, Dante Fascell, Three Round Towers & Annie Coleman housing projects (District 3)
- North Bay Village Water and Sewer Improvements, Biscayne Park Drainage (District 4),
- Lincoln Gardens housing project, Cuban Museum and Multi-purpose facility (District 5),
- Hialeah Infrastructure Upgrades (District 6),
- Crandon Park Area-wide Improvements (District 7),
- Redland Fruit & Spice Park and Environmentally Endangered Land acquisitions (District 8),
- MetroZoo Improvements, Environmentally Endangered Land acquisitions (District 9),
- Tropical Park Improvements (District 10),
- Tamiami Park Ball Field Construction (District 11),
- Lightspeed Building purchase, Hialeah Infrastructure Improvements (District 12)
- Hialeah Infrastructure Improvements (District 13)

To date, the total amount of projects accelerated is approximately \$64 million.

### Public Outreach Efforts

We continue to inform the community regarding the program's progress on a regular basis. Periodic reports are distributed to all interested parties highlighting milestones and achievements of the program.

In addition, a multi-lingual ad campaign is planned for this summer in community newspapers and a new newsletter is being developed to post on the OCI website. The department is also working with the Communications Department to develop "on-demand" video spots for the County's web portal featuring the Citizens' Advisory Committee members. The members will introduce themselves to the community and

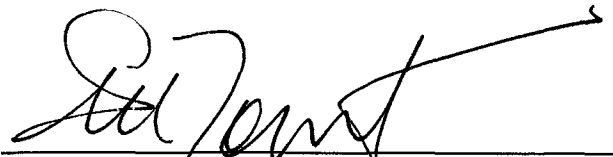
give status reports on the program. OCI continues to work with departments on coordinating groundbreaking and other such events commemorating new bond projects.

A comprehensive marketing plan has been developed and the department is exploring funding sources.

Citizens' Advisory Committee

Citizens' Advisory Committee (CAC) meetings were held this quarter on January 24 and March 21, 2007. Featured stakeholders included the Miami-Dade Fire Rescue and Library Departments. The CAC has been instrumental in providing guidance and public input regarding the program and continues to be an effective partner in the program's implementation. Full CAC meetings are held every other month with intermediate subcommittee meetings conducted during the months when no CAC meeting is scheduled. At the March 21, 2007 CAC meeting, a "Key Issues" Subcommittee was established to identify potential challenges that the BBC Program may have to face in later years such as rising construction costs and hard to fill professional positions.

Over the past quarter, we have continued to make significant strides in implementing the *Building Better Communities* bond program. In the coming months, we will begin the evaluation of timing and magnitude of the next bond sale. Also, in the coming quarters, we will continue to proceed aggressively with the award of design and engineering and construction contracts for many of the larger projects funded by the initial bond sale such as the Northside Police Station/CAA/Library, the New Animal Shelter, the Krome Avenue Detention Center, the Pre-Trial Detention Center, the Trail Glades Range Renovations, the MetroZoo Amazon and Beyond-Phase II, the Matheson Hammock Park Roadway, the Mental Health Facility and the Renovation and Expansion of Jackson South Community Hospital. Also, staff is working with the Seaport, the Office of Strategic Business Management and Finance departments to identify early funding alternatives for the Seaport Tunnel project, which was originally scheduled to receive \$100 million in BBC-GOB funds during the later years of the program.



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